

COMMERCIAL

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TO LET

**UNIT 1 & 2, THE DEPOT, BELGRAVE ROAD,
EXETER, EX1 2FT**

327 SQ M (3,520 SQ FT) - 848 SQ M (9,107) SQ FT

**** AVAILABLE SPRING 2024 ****

LOCATION

Exeter boasts a population of 128,900* and is home to Exeter University, ranked 12th in the UK and part of the Russell Group**.

The Depot fronts Bampfylde Street, Cheeke Street, Belgrave Road and Summerland Street. It is next to a Vue Cinema and is directly opposite a 9 stand bus station that opened in July 2021 and the new state of the art £44m St Sidwells Point Leisure Centre that opened 29th April 2022.

The premises form part of The Depot which comprises over 23,500 sq ft of commercial space on ground floor with 715 student beds above.

Immediately adjoining a Co-Op convenience store and Pearson Professional Assessments (driving test theory centre). The Post Office central delivery centre is opposite as well as a 244 space multi-storey car park.

* Exeter City Council

** Exeter University

CONTACT

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IMPORTANT INFORMATION

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DESCRIPTION

The premises are currently fitted as a Job Centre, so available as existing or can be offered on a stripped out basis.

ACCOMMODATION

The approximate net internal floor areas and dimensions are:

Maximum Internal Width	43.47 m	(143 ft)
Shop Depth	21.47 m	(70 ft 5)
Ground floor area	846 sq m	(9,107 sq ft) **

** The premises can be split as follows:

Unit 1 (right hand side)	327 sq m	(3,520 sq ft)
Unit 2 (left hand side)	519 sq m	(5,587 sq ft)

OR SMALLER SPACE IF REQUIRED

LEASE

New terms to be agreed to incorporate 5 yearly upward only rent reviews.

RENT

£145,000 per annum exclusive.

SERVICE CHARGE

For the year ending 24th March 2024 is £6,496.50.

RATES

According to Valuation Office website, the premises are assessed as follows:

Rateable value: £150,000 (1st April 2023)

Interested parties are advised to satisfy themselves that the above statement and assessment is correct and that this covers their intended business by referring to: <https://www.gov.uk/find-business-rates>

PLANNING

Permission has been granted for the new E class planning consent so suitable for retail, financial & professional services, offices, training, gym, leisure and some medical uses, all subject to landlords consent.

SPECIFICATION

Constructed to shell specification to include a new shop fronts and capped off services. Detailed specifications and plans are available on request.

ENERGY PERFORMANCE CERTIFICATES

Rated as B (28). A certificate is available on request.

LEGAL COSTS

Each party to bear their own costs incurred in any transaction.

VAT

All figures within these terms are exclusive where applicable.

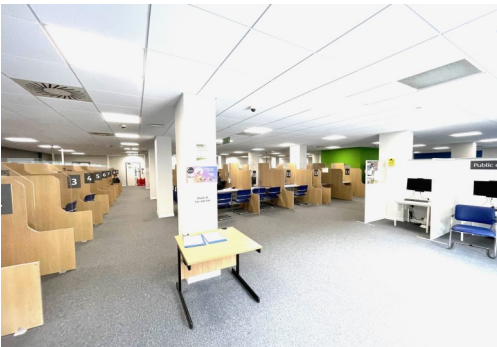
VIEWING

Strictly by prior appointment through:

Timothy Edgell: timothy.edgell@carterjonas.co.uk / 0117 363 5702 / 0117 922 1222 or

Stuart Williams: stuart.williams@carterjonas.co.uk / 0117 922 1222

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SUBJECT TO CONTRACT October 2023

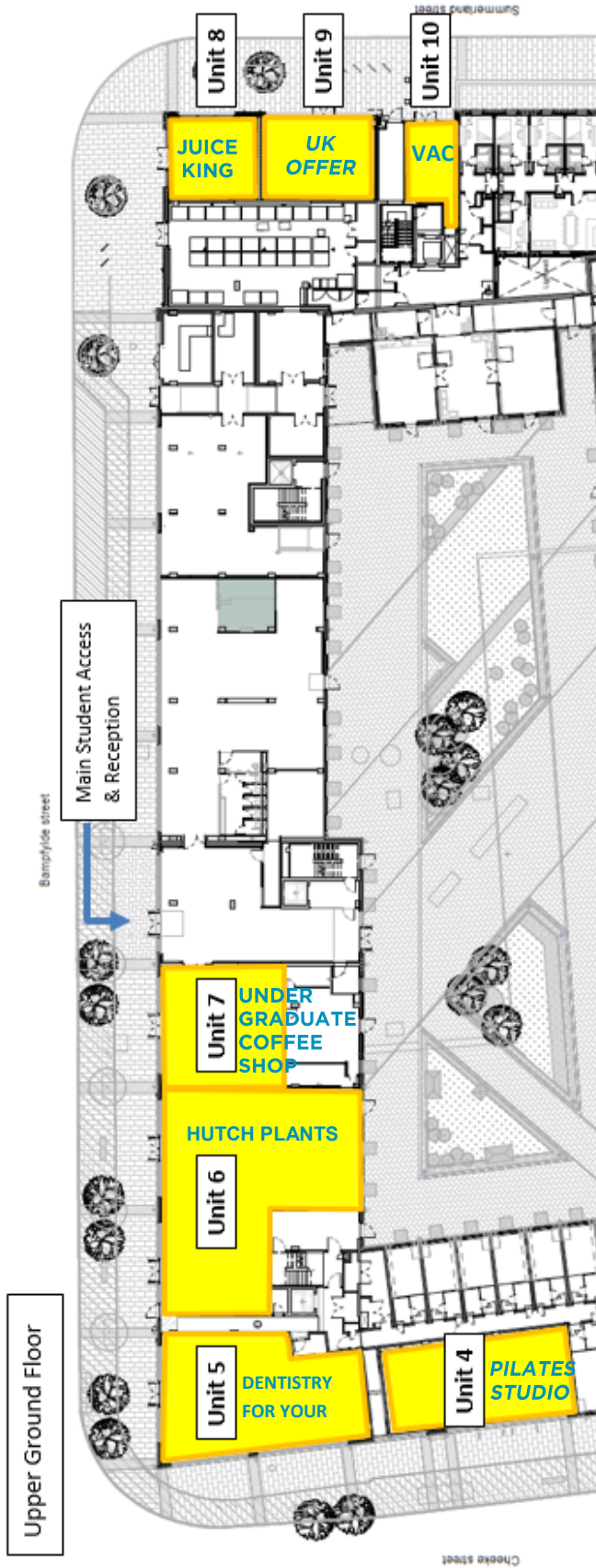
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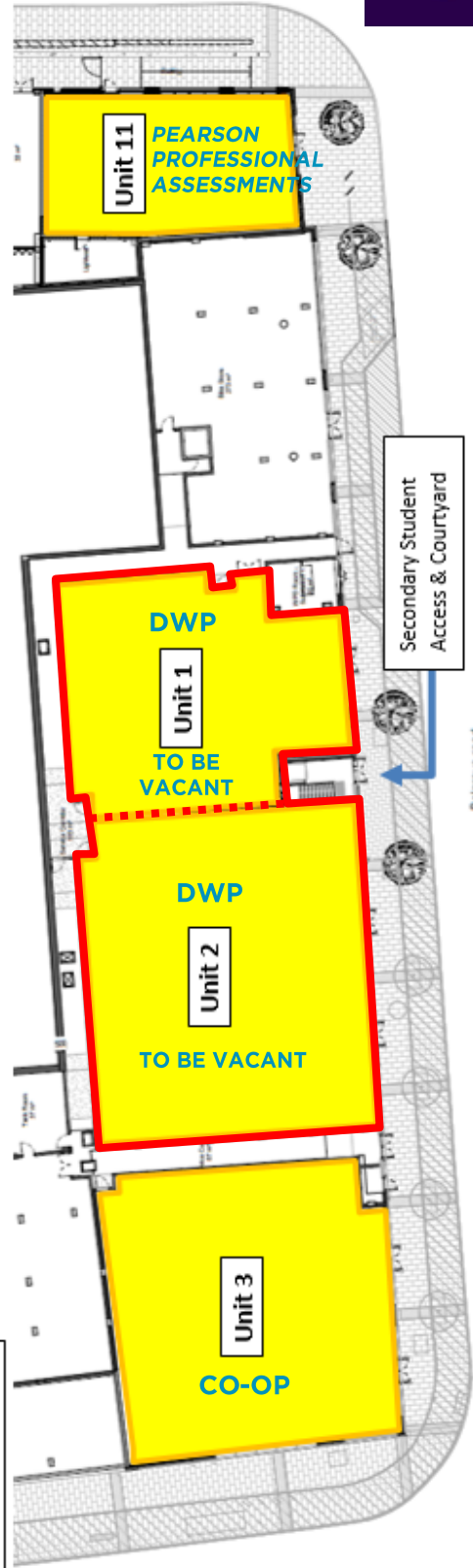
The Depot, Exeter

BAMPFYLDE STREET

SUMMERLAND STREET



Lower Ground Floor



BELGRAVE ROAD

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